073.0	0002	0009.0	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 1,145,900 / 1,145,900
					USE VALUE: 1,145,900 / 1,145,900
					ASSESSED: 1,145,900 / 1,145,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
8		PAMELA DR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GOODWIN NANCY C/TRUSTEE
Owner 2:	SMITHWIN FAMILY TRUST
Owner 3:	
Street 1:	8 PAMELA DR
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	SMITH SIDNEY L--ETAL -
Owner 2:	GOODWIN NANCY C -
Street 1:	8 PAMELA DRIVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 25,324 Sq. Ft. of land mainly classified as One Family with a Conventional Building built about 1950, having primarily Stucco Exterior and 2711 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 9 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	25324.000	259,600		886,300	1,145,900
Total Card	0.581	259,600		886,300	1,145,900
Total Parcel	0.581	259,600		886,300	1,145,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 422.72 | /Parcel: 422.7

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 46275
GIS Ref:
GIS Ref:
Insp Date: 02/11/13

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 073.0-0002-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	259,800	0	25,324.	886,300	1,146,100	1,146,100	Year End Roll	12/18/2019
2019	101	FV	234,600	0	25,324.	823,000	1,057,600	1,057,600	Year End Roll	1/3/2019
2018	101	FV	234,600	0	25,324.	823,000	1,057,600	1,057,600	Year End Roll	12/20/2017
2017	101	FV	234,600	0	25,324.	721,700	956,300	956,300	Year End Roll	1/3/2017
2016	101	FV	234,600	0	25,324.	658,400	893,000	893,000	Year End	1/4/2016
2015	101	FV	234,600	0	25,324.	582,500	817,100	817,100	Year End Roll	12/11/2014
2014	101	FV	234,600	0	25,324.	550,800	785,400	785,400	Year End Roll	12/16/2013
2013	101	FV	234,600	0	25,324.	524,200	758,800	758,800		12/13/2012

!6151!

PRINT

Date	Time
12/10/20	20:57:29

LAST REV

Date	Time
06/18/18	14:08:57
danam	
6151	

USER DEFINED

Prior Id # 1:	46275
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SMITH SIDNEY L-	69550-476		7/3/2017	Mult Lots	1	No	No		
	13055-182		9/10/1976		60,500	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/14/2018	604	Re-Roof	30,040	C				
11/30/2016	1487	Redo Bat	28,260	O				1st fl bath reno
5/5/2015	439	Re-Roof	6,630					

ACTIVITY INFORMATION

Date	Result	By	Name
6/1/2015	Permit Insp	PC	PHIL C
2/11/2013	Inspected	BR	B Rossignol
12/13/2008	Meas/Inspect	345	PATRIOT
6/22/2004	Inspected	BR	B Rossignol
10/14/1999	Meas/Inspect	264	PATRIOT
7/29/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		25324		Sq. Ft.	Site		0	70.	0.50	12									886,340						886,300	

Total AC/HA: 0.58136 | Total SF/SM: 25324 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 886,340 | Spl Credit | Total: 886,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	22 - Conventional		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	6 - Slab		
Frame:	1 - Wood		
Prime Wall:	6 - Stucco		
Sec Wall:	2 - Clapboard	40	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1950	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	20	%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:	1	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	80.00
Size Adj.:	0.97188842
Const Adj.:	0.98196000
Adj $ / SQ:	76.348
Other Features:	106500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	352698
Depreciation:	93112
Depreciated Total:	259586

COMMENTS

SCUTTLE HOLE. SPACE ABOVE
GARAGE-STORAGE ONLY UNHEATED.
OF=XTRA SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	9		BRs:	3		Baths:	2		HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	3	M
Totals			
1	9	3	

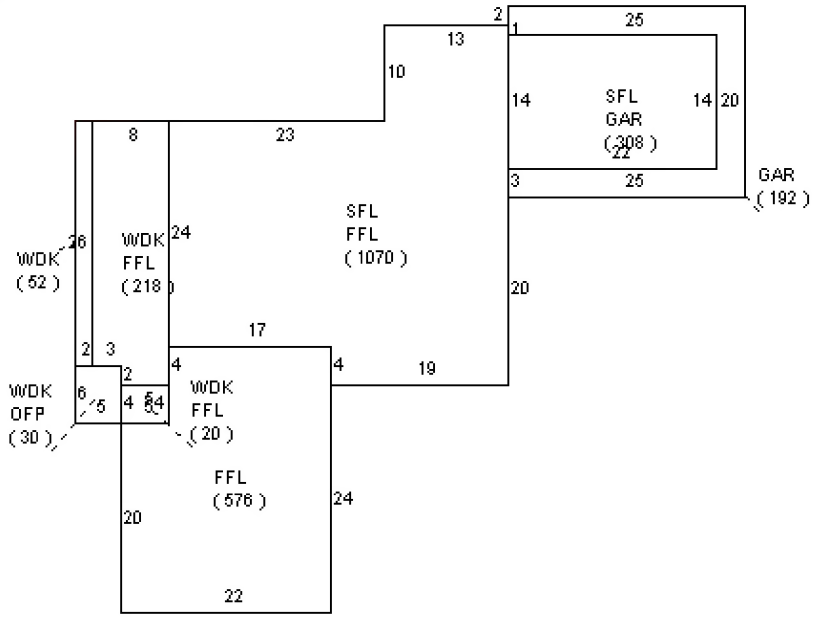
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	76.35
Special Features:	0	Val/Su Net:	63.13
Final Total:	259600	Val/Su SzAd	79.58

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,884	76.350	143,840
SFL	Second Floor	1,378	64.130	88,375
GAR	Garage	500	19.640	9,820
WDK	Deck	320	8.960	2,867
OFP	Open Porch	30	43.210	1,296

Net Sketched Area:	4,112			Total:	246,198
Size Ad	3262	Gross Are	4112	FinArea	2711

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	100	UNF	40		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

073.0-0002-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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